

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

25 Illawara Crescent, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,240,000

&

\$1,290,000

### Median sale price

Median price \$928,500

Property Type House

Suburb Bayswater North

Period - From 01/04/2025

to

31/03/2026

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 35 Blandford Cr BAYSWATER NORTH 3153 | \$1,290,000 | 28/02/2026   |
| 2 | 41 Blandford Cr BAYSWATER NORTH 3153 | \$1,270,000 | 07/02/2026   |
| 3 | 3/3 Mason Ct BAYSWATER NORTH 3153    | \$1,320,000 | 25/11/2025   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/04/2026 15:11

Chris Clerke  
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4 2 6

**Property Type:** House  
**Land Size:** 970 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,240,000 - \$1,290,000

**Median House Price**

Year ending March 2026: \$928,500

## Comparable Properties



**35 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**41 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**3/3 Mason Ct BAYSWATER NORTH 3153 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,320,000  
**Method:** Sale  
**Date:** 25/11/2025  
**Property Type:** Strata Unit/Flat

**Account - Jellis Craig** | P: 03 9870 6211